THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED BOOK 8598 PAGE 457

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John J. Gallagher, et ux et al 1622 Union Hill Road Goodlettsville, TN ~~37072~~	Same as New Owner	Map 17 Parcel 22 I.D.#10D 04040

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES BARRY COOPER and wife, ANNETTE H. COOPER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MICHAEL G. BRASHER and wife, PHYLLIS A. BRASHER, and JOHN J. GALLAGHER and wife, VICKI B. GALLAGHER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being in the 10th Civil District of said County, described as follows:
>
> Beginning at a point in the center of Union Hill Road, being the southwest corner of Jesse Pike's property; thence North 9-1/2 deg. East 247 feet to a point in said Pike's west line; thence South 82-1/2 deg. East 269 feet to a stone; thence South 53-1/2 deg. East to a stone; thence South 3-1/2 deg. East 176 feet to a hickory tree; thence North 86 deg. West 386 feet to the point of beginning, containing 2.89 acres, more or less.
>
> Being the same property conveyed to Charles Barry Cooper and wife, Annette H. Cooper, by deed from James R. Parker and wife, Betty B. Parker, of record in Book 4634, page 183, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 1622 Union Hill Road, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and

representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of April, 1992.

"GRANTORS"

CHARLES BARRY COOPER

ANNETTE H. COOPER

"GRANTEES"

MICHAEL G. BRASHER

PHYLLIS A. BRASHER

JOHN J. GALLAGHER

VICKI B. GALLAGHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES BARRY COOPER and wife, ANNETTE H. COOPER, and MICHAEL G. BRASHER and wife, PHYLLIS A. BRASHER, and JOHN J. GALLAGHER and wife, VICKI B. GALLAGHER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

U 0 5 8 5.

IDENTIFICATION REFERENCE

APR 10 9 35 AM '92

DAVIDSON COUNTY, TN

9305 04/10 0101 03CHECK 247.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8598 PAGE 459

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

04/10/92 01 09134 0001 9305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0058.5

IDENTIFI REFERENCE

APR 10 9 35 AM '92

DAVIDSON COUNTY, TN

No. 520178